150.0	0007	0004.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,800 / 833,800
					USE VALUE:	833,800 / 833,800
					ASSESSED:	833,800 / 833,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		GRAND VIEW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANFORD DOUGLAS C/MOLLY S
Owner 2:	
Owner 3:	
Street 1:	32 GRAND VIEW RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1934, having primarily Vinyl Exterior and 2047 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	377,800		456,000	833,800
Total Card	0.115	377,800		456,000	833,800
Total Parcel	0.115	377,800		456,000	833,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 407.43 | /Parcel: 407.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99636

GIS Ref

GIS Ref

Insp Date 05/03/18

!11802!

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0007-0004.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	377,800	0	5,000.	456,000	833,800		Year end	12/23/2021
2021	101	FV	367,200	0	5,000.	456,000	823,200		Year End Roll	12/10/2020
2020	101	FV	367,300	0	5,000.	456,000	823,300	823,300	Year End Roll	12/18/2019
2019	101	FV	280,200	0	5,000.	427,500	707,700	707,700	Year End Roll	1/3/2019
2018	101	FV	262,700	0	5,000.	353,400	616,100	616,100	Year End Roll	12/20/2017
2017	101	FV	262,700	0	5,000.	324,900	587,600	587,600	Year End Roll	1/3/2017
2016	101	FV	262,700	0	5,000.	296,400	559,100	559,100	Year End	1/4/2016
2015	101	FV	252,400	0	5,000.	290,700	543,100	543,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:08:16

LAST REV

Date	Time
06/12/18	10:44:15
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11802

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANFORD DOUGLAS	1257-14		8/22/2002		491,000	No	No		
VORCE SANDRA L/	1235-82		4/2/2001	Family	1	No	No		
POLIT STEPHEN H	1122-135		2/3/1994		229,000	No	No		Y

USER DEFINED

Prior Id # 1:	99636
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2015	619	Heat App	6,500		6/4/2015			Install heat pump
4/24/2015	401	Dormers	50,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	MEAS&NOTICE	BS	Barbara S
6/18/2015	Info Fm Prmt	PC	PHIL C
5/28/2015	Permit Insp	PC	PHIL C
11/17/2008	Meas/Inspect	345	PATRIOT
1/3/2003	MLS	MM	Mary M
11/8/2000	Hearing Chag	189	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Entry Denied	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	9									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1934	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.33807337
Const Adj.:	0.98745072
Adj $ / SQ:	184.979
Other Features:	93800
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	513316
Depreciation:	135515
Depreciated Total:	377800

COMMENTS

OF = BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

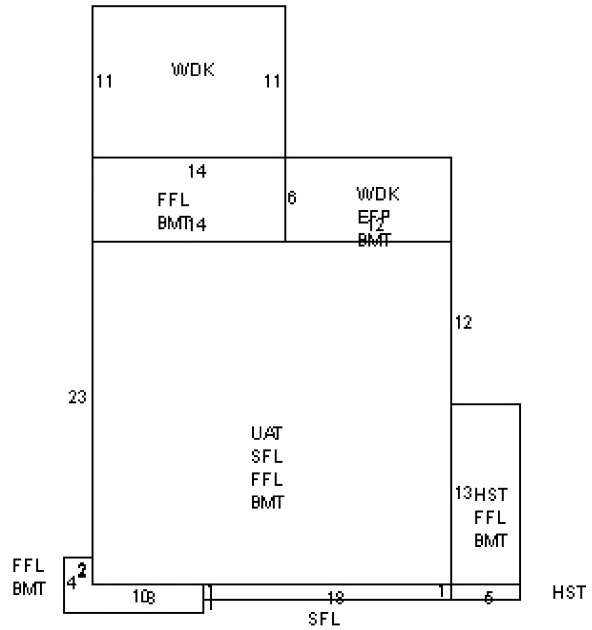
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	203.48
Special Features:	0	Val/Su Net:	131.09
Final Total:	377800	Val/Su SzAd	247.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	895	69.920	62,580
FFL	First Floor	823	184.980	152,238
SFL	Second Floor	668	184.980	123,566
WDK	Deck	226	10.290	2,326
UAT	Upper Attic	163	129.490	21,041
EFP	Enclos Porch	72	64.220	4,624
HST	Half Story	35	184.980	6,474
	Net Sketched Area:	2,882	Total:	372,849
Size Ad	1526	Gross Area	3404	FinArea 2047

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

150.0-0007-0004.A

More:	N	Total Yard Items:		Total Special Featues:		Total:	